

AGENDA  
BROOKFIELD ZONING COMMISSION  
Thursday, January 9, 2014 – 7:00 p.m.  
MEETING ROOM #133 – TOWN HALL, 100 POCONO ROAD

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1. **Convene Meeting**
  - a. **Review Minutes of Previous Meetings: 12/12/13**
  
2. **Land Use Enforcement**
  - a. **Enforcement Officer's Report:**
  
3. **Review Correspondence**
  - a. **Minutes of other Boards and Commissions: Inland Wetlands Commission 12/9/13; Zoning Board of Appeals; Planning Commission 12/5/13;**
  - b. Memo from Joan Locke, Town Clerk to All Commissions dated 12/27/13 Re: Board/Commission Vacancy Procedure (revised 7/13/12)
  - c. Legal Briefings for Building Inspectors: December 2013
  - d. Letter from Attorney Robert Talarico to Adma Alves (cc Zoning Commission) dated 12/4/13 – Re: 594 Federal Road
  - e. Letter from Betsey Wingfield of the Bureau of Water Protection and Land Reuse dated 12/19/13 Re: Aquifer Protection Area Program Implementation for the Town of Brookfield – Level A Mapping – Approval for Aquarion Water Company's Meadowbrook Well Field, Brookfield, CT
  
4. **Public Hearing: None**
  
5. **Old Business:**
  - a. **849 Federal Road #201301070:** Site Plan Modification And Certificate of Zoning Compliance for a wood storage and sales business.
  
6. **New Business:**
  - a. **3 Granite Drive #200900538:** Request for final bond release of \$4,600.00
  
  - b. **50 North Mountain Road #200200237:** Request for final bond release of \$3,400.00
  
  - c. **3 Hickory Hill Road #201301189:** Customary Home Occupation for a Veterinary Clinic going by the name "LaCava's Mobile Veterinary Service, LLC"
  
  - d. **20 Vale Road (aka 111 Park Ridge Rd) #201200935:** Request for first bond release of \$38,197.50.
  
  - e. **398 & 414 Federal Road (Barnbeck Place) #201200274:** Request for bond modification (reduction) of \$149,536.50.
    1. Letter from Steven Sullivan of CCA, LLC to Zoning Commission dated 12/17/13 Re: Barnbeck Place – 398 & 414 Federal Rd – Application #201300274
  
  - f. **104 Federal Road (Bank of America) #201301194:** Site Plan Modification to install new pole lighting for bank parking lot. (*dec date 3/14/14*)
    1. Hand Drawn "Site Plan Map" handed into Land Use on 12/12/13
    2. Specifications of the Lighting prepared by RAB Lighting
  
  - g. **Nomination and Election of Commission Officers for the 2014 Calendar Year**

7. **Tabled Items:**

8. **Informal Discussion:**

- a. **Signs and Illumination for Churches:** Requested by Rod Moore of First Assembly of God Church

9. **Comments of Commissioners:**

10. **Adjourn:**

**\*\*Next Regular Meeting Scheduled for January 23, 2014\*\***